BILL GARRETT, Davidson County
Trans:T20150069793 DEEDWARR
Recvd: 08/19/15 09:50 3 pgs
Fees:18.00 Taxes:1850.00
20150819-0083422

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2015.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kevin McGinn and James Halloran 306 42nd Avenue North Nashville, TN 37209	SAME	Part of 11709013600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAKOTA AVENUE PARTNERS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KEVIN MCGINN AND JAMES**

HALLORAN, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the Horizontal Property Regime for Hilldale Townhomes, Inc., as recorded in the Master Declaration of Covenants, Conditions and Restrictions for Hilldale Townhomes, Inc., of record in Instrument No. 201411100103815 and First Amendment of record at Instrument No. 20141113-0104855, Register' s Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being part of the property conveyed to Dakota Avenue Partners, LLC, a Tennessee limited liability company by deed dated October 30, 2014, from Fleming W. Smith, Jr., and Gilbert N. Smith, of record in Instrument No. 20141104-0101840, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 116, Register' Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Instrument No. 20071102-0129355, Register's Office for Davidson County, Tennessee.

4. Electrical Permit for detached structure, of record in Book 5088, page 36, Register's Office for Davidson County, Tennessee.

5. Master Declaration of Covenants, Conditions and Restrictions for Hilldale Townhomes, Inc., of record in Instrument No. 20141110-0103815, and First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Hilldale Townhomes, Inc., of record in Instrument No. 20141113-0104855, Register's Office for Davidson County, Tennessee.

6. Agreement for dedication of Easement for Sanitary Sewers and/or storm drainage granted to Metropolitan Government of record in Book 4083, page 947, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3611 Hilldale Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this ~~14th~~ 18 day of August, 2015.

DAKOTA AVENUE PARTNERS, LLC.,
a Tennessee limited liability company

By: _____
Kevin McGinn, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN MCGINN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Member, of the maker or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this ~~14th~~ 18 day of August, 2015.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

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